MUNICIPAL PLAN

DeLCan DE LEUW CATHER CANADA LTD.
CONSULTING ENGINEERS AND PLANNERS

FEB. 1984

TOWN OF WINDSOR
NEWFOUNDLAND

MUNICIPAL PLAN

Undertaken for
THE TOWN OF WINDSOR

by

DELCAN

with the Financial Assistance of the
DEPARTMENT OF MUNICIPAL AFFAIRS
Provincial Planning Office
St. John's, Newfoundland.

06-1419

February, 1984

URBAN AND RURAL PLANNING ACT

TOWN OF WINDSOR, NEWFOUNDLAND

MUNICIPAL PLAN

The Council of the Town of Windsor, Newfoundland hereby adopts the Municipal Plan as required by Section 16 of the Urban and Rural Planning Act.

Made and adopted by the Council of the Town of Windsor, Newfoundland on March 13th, 1984.

Kay Antle
Town Clerk

Walwin Blackmore
Mayor

Approved by me at St. John's this 22nd day of June, 1984.

Hazel R. Newhook
Minister of Municipal Affairs

In the presence of :

J. T. Allston, F.C.I.P.
Director of Urban & Rural Planning

All persons are hereby requested to take noti[illegible] anyone who wishes to view the Municipal Plan may do so at the Office of [illegible]wn Clerk of the Town of Windsor, Newfoundland.

MUNICIPAL PLAN

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SECTION 1 - INTRODUCTION

1.1 TITLE AND COMPONENTS

This Plan when approved by the Minister of Municipal Affairs shall be known as the MUNICIPAL PLAN OF THE WINDSOR PLANNING AREA, 1983-1993.

The following text and Schedule A - Future Land Use constitutes the Municipal Plan of the Windsor Planning Area. Supplementary data in support of the proposals contained within this Plan is included in the background document and appendices bound together with this Plan. It is not intended that the Background Document and Appendices form a part of this Municipal Plan.

1.2 REVIEW AND AMENDMENTS

It is not intended that the policies and land use designations described in this Plan shall remain static but shall be subject to continuous review and alterations as required in the light of changing economic, social and technological developments. Additionally, a major review of all policies and land use designations is required every 5 years by the Urban and Rural Planning Act to keep this Plan up to date.

1.3 PURPOSE OF THE PLAN

Planning is a method which a community can use to manage growth and change that can be influenced and to adapt to that change which cannot. By preparing a Municipal Plan under the laws of the Province of Newfoundland, Windsor has taken the opportunity to look at its resources, its problems and its potentials and to make decisions at the local level about what they wish their community to become and how common goals can be achieved.

This Municipal Plan for the Windsor Planning Area has been prepared according to Section 15 of the Act. In preparing the Plan, the community has looked at its goals, resources, problems and potential. The result of this survey and analysis is recorded in the

Report of Findings. It provides a written report on the economy, finances, resources, population, land use, transportation facilities, municipal facilities and services, and such other matters that are related to the present and future economic, social and physical condition of the Windsor Planning Area.

The Municipal Plan is a legal document and its stated intentions will be implemented by subdivision control, zoning and the construction of public works and the preparation of development schemes. It is intended to guide urban development within the Town of Windsor to the year 1993.

1.4 BASIC ASSUMPTIONS

It is assumed that the actual population of Windsor will drop as a result of a declining household size. However, it is assumed that there will be a net gain in the total number of dwelling units, and that these dwelling units will be largely single family detached units. It is further assumed that no new land will be serviced for future residential development and that newly created dwelling units will be on redeveloped lots, infilling lots or on existing serviced lots.

1.5 PLANNING AREA

The territory subject to this Plan is that which is included within the boundaries of the Windsor Planning Area as shown on Schedule "A".

SECTION 2 - GOALS

2.1 GOALS FOR WINDSOR

Goals are valuable to a community so that the people have an agreed upon set of value statements to serve as a guide which will allow the determination of the degree of success or failure of community activities. This Plan will attempt to provide the appropriate policies and proposals with the objective being the achievement of these goals. Council will work towards these goals as they pass the necessary regulations to implement the Plan, and as they evaluate the development proposals that come before them. The goals are as follows:

2.1.1 To create an environment which will enhance the physical, social, cultural and economic well-being of the present and future residents of the Windsor Planning Area.

2.1.2 To promote an orderly and economic pattern of growth and development.

2.1.3 To expand and diversify the community's economic base in order to achieve a better balanced economic structure and to provide sufficient and varied employment opportunities to meet the needs of the community.

2.1.4 To provide a range of services designed to satisfy the health, education, social and safety needs of the community's population.

2.1.5 To ensure that the existing lots that are available are developed prior to servicing new areas of the Town.

2.1.6 To provide an efficient, safe and economic street system which maximizes accessibility to all areas within the Windsor Planning Area including improved access to the Trans Canada Highway.

2.1.7 To provide a co-ordinated, convenient and efficient system of utilities.

2.1.8 To accommodate development with a minimal disruption of the natural environment.

2.1.9 To enhance the quality of the natural environment.

2.1.10 To provide a range of recreational facilities designed to meet the needs of the community.

2.1.11 To provide the municipal services and facilities within the financial capabilities of the community.

2.1.12 To maintain a compact development form.

2.1.13 To support the management and development of forestry and agricultural activities in the Windsor Planning Area.

SECTION 3 - DEVELOPMENT CONCEPT

3.1 PRESENT DEVELOPMENT PATTERNS

Windsor has developed in a radial pattern outward from the Terra Transport Station and the business district on Main Street which forms the centre and base line from which the Town has grown. The main access point to the Town from the Trans Canada Highway is on the west side of the business district. The Town has access to the Cromer Avenue Retail, Commercial and Industrial Area via Earle Street.

At present, traffic going to the neighbourhoods which have developed in Windsor is conducted by such streets as both East and West, 2nd Street, 13th Avenue, Caribou Road, Country Road and King Street.

In general, development has tended to locate on the ridge which runs from north east to south west.

The balance of the Planning Area includes, Crown Land under license to Abitibi-Price, a provincial park, and part of the Wooddale Agricultural Development Area (A.D.A). The rural area is generally productive forest land, while the Wooddale A.D.A. is in reserve for future agricultural development.

3.2 GENERAL ASSUMPTIONS

The following general assumptions underlie this development concept:

1. Unless there is a significant upswing in the regional economy, Windsor's population will continue to decline. This is due in the most part to a continuing decline in household size.
2. Despite the decline in population, there will be a small net increase in the number of dwelling units.
3. There is more than sufficient land designated for urban development during the 10-year planning period.
4. Development should be phased to take advantage of the existing lots which are available before additional sewer and water servicing is carried out.
5. The ability of Downtown Windsor to compete for the retail trade dollar in Central Newfoundland is dependent on both protection from additional competition until the market improves, and the early start on a revitalization plan.
6. The level of long term debt is too high and all projects must be evaluated for their effect on the debt carrying capacity of the Town.

3.3 THIS PLAN'S DEVELOPMENT CONCEPT

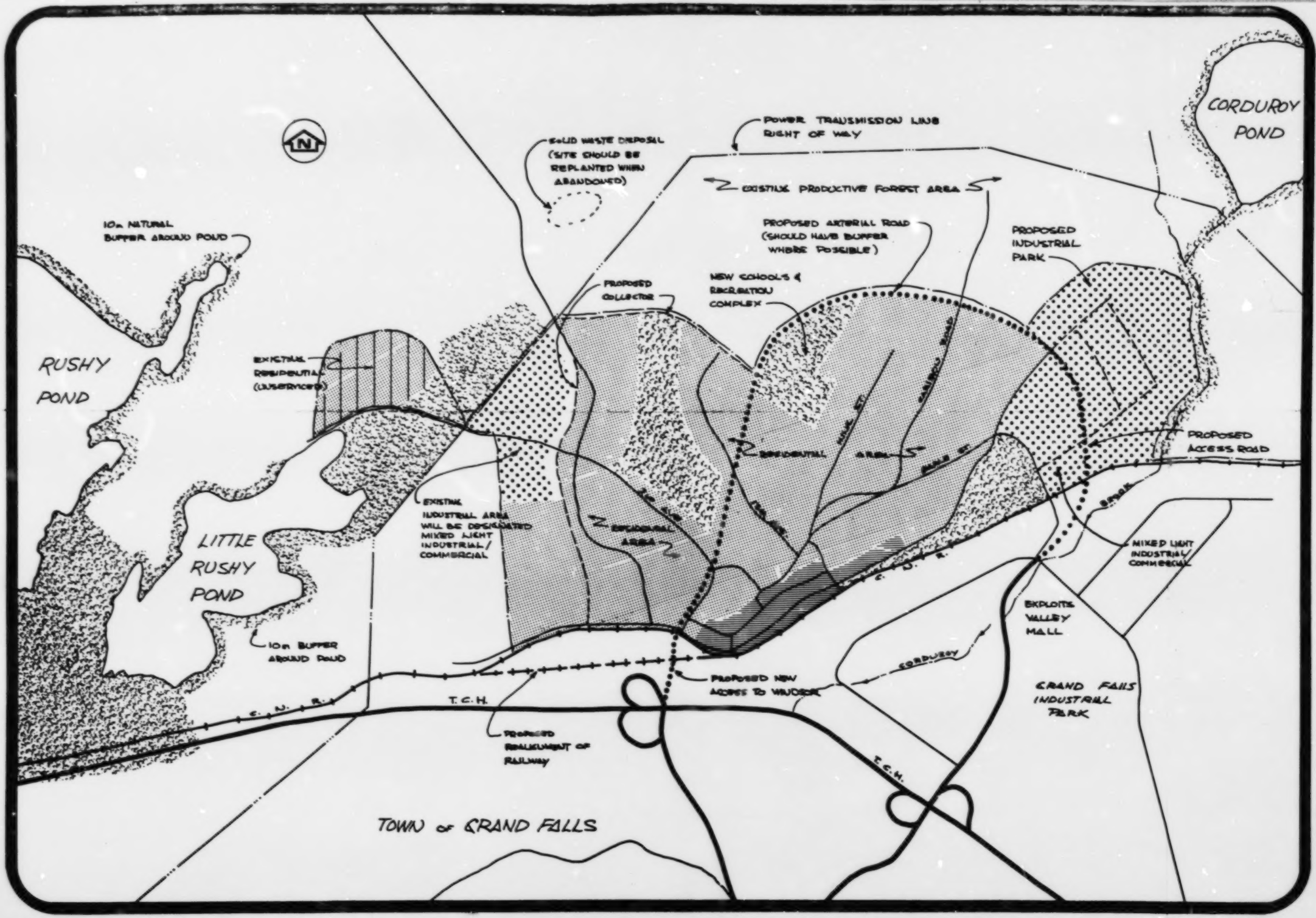
Map P.1 shows graphically the development concept that is intended by this Plan. Urban development will be permitted within the urban development boundary as shown on the Plan. The balance of the Planning Area will be for rural activities such as agriculture, forestry, mineral and aggregate mining or organized or individual recreational pursuits.

Within the urban area, it is expected that development should occur when the required local services are provided. As much of the undeveloped land is productive forest, the highest and best of use of this land at this time is for forestry purposes and it is expected that this activity will be carried out there until such time that the land is needed for urban development.

In an effort to increase the land available for urban related activities, an industrial park is to be developed and the area on 2nd Avenue is designated for industrial activity. As the west end of the Town develops, provision must be made for neighbourhood retail stores on 2nd Avenue.

With respect to traffic circulation, this development concept shows the routing of the proposed arterial road. As well as two new collectors which must be developed to serve the future residential areas in the west end of Town. The existing location of the Terra Transport Road Cruiser Terminal is considered as important to Windsor as the site of a transportation centre for the bus and taxi system as well.

With respect to the rural portion of the planning area, much of the land is productive forest.



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MUNICIPA

RESIDENTI
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SCHOOLS, P

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RESOURCE

ROADS:

ARTERIAL

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RAILROAD

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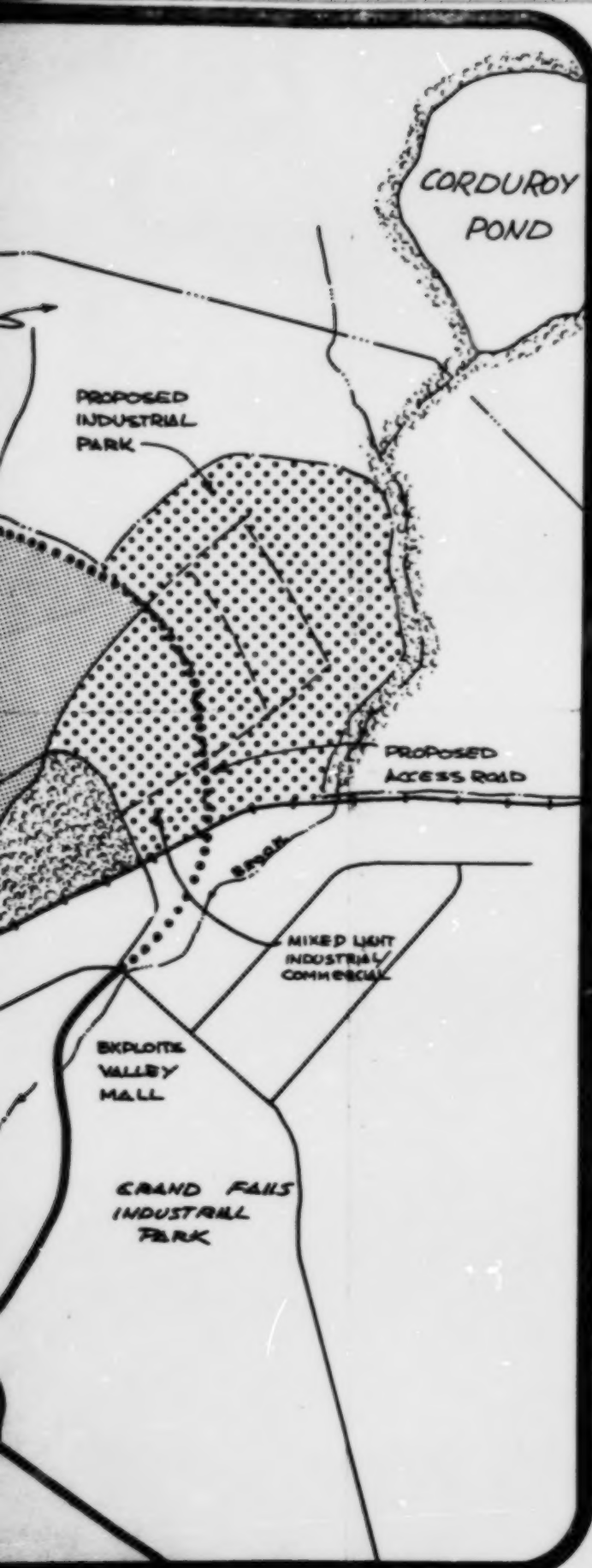

DEVELOPMENT CONCEPT
TOWN OF WINDSOR
NEWFOUNDLAND

MUNICIPAL PLAN 1983-93

RESIDENTIAL:
FULL URBAN SERVICES
SCHOOLS, PARKS

UNSERVICED

COMMERCIAL:

INDUSTRIAL:

RECREATION-OPEN SPACE & RESOURCE CONSERVATION:

RESOURCE USE AREA:

ROADS:	EXISTING	PROPOSED
ARTERIAL		
COLLECTOR		
RAILROAD		

URBAN DEVELOPMENT LIMIT

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DIAGRAM ONLY

PREPARED BY T.P.H.
DRAWN BY P.R.M.
DATE APRIL 83

MAP No. P-1

SECTION 4 - LAND USE POLICY

4.1 GENERAL DEVELOPMENT POLICIES

4.1.1 REQUIRED SERVICES

All development within the Town of Windsor Urban Development Boundary shall have municipal services which shall include piped water supply, sanitary sewer, all weather roads, adequate storm drainage, street lighting, and sufficient hydrants.

4.1.2 APARTMENT AND OTHER HIGH DENSITY DEVELOPMENT

In the case of development or redevelopment for high density residential or other purposes, Council shall be satisfied that no additional capacity has to be provided in the water and sewer, or storm drainage pipes, or roadways to service such development. If such services are required, then Council will ensure that agreements are entered between the developer and the Municipality regarding the provision of such additional services.

4.1.3 NEW DEVELOPMENT

New urban development shall locate within the urban development boundary as shown on the Future Land Use Plan.

In order to prevent potential problems such as pollution of groundwater, it is a policy of this Plan to restrict urban development in unserviced areas beyond this boundary. Servicing extensions and subsequent development shall be carried out when such servicing is feasible, and if and when such future development areas are within the Urban Development boundary. The Town shall encourage communication with Crown Lands with respect to the disposition of crown land within the Planning Area with the intention of maintaining the integrity of this policy.

4.1.4 AESTHETICS

It shall be the policy of Council to ensure, wherever and whenever possible, that the amenities of Windsor are preserved and enhanced. Therefore, efforts shall be made to place all telephone and power distribution lines to the rear lot to control through appropriate regulations the display of advertisement signs, and to replace trees and other landscape materials which, for one reason or another, are destroyed or removed.

4.1.5 FINANCES

The Town shall, when considering new development, have in mind the financial position of the community and shall attempt to secure and maintain a satisfactory ratio between residential assessment and industrial - commercial assessment.

4.1.6 EXISTING LAND USES

Some existing uses of land will not meet all the policies set out in this Plan. This situation is recognized and nothwithstanding these policies, such uses may be zoned in any regulations in accordance with their present use and performance standards and all other applicable circumstances provided:

(a) The zoning will not permit any change of use or performance standard that will aggravate any situation detrimental to adjacent complying uses;

(b) They do not constitute a danger to surrounding uses and persons by virtue of their hazardous nature or the traffic they generate;

(c) They do not pollute air and water to the extent of interfering with ordinary enjoyment of property;

(d) They do not interfere with the desirable development, or enjoyment of the adjacent area;

(e) Where the use is discontinued any re-zoning may only take place in accordance with the policies and intent of this Plan.

Where an existing use constitutes a danger, gives rise to pollution or interferes with development, it shall not be so zoned. Furthermore, the municipality will seek means to eliminate the use and may expropriate when sufficient funds are available or assist in whatever way possible in the relocation of the use.

4.1.7 NON-CONFORMING LAND USES

Any land use existing at the date of adoption of this Plan that does not conform with the land use designations as shown on Schedule "A" and which are subsequently zoned as non-conforming in the Land Use Zoning and Subdivision Regulations, as a general rule, should cease to exist in the long run. In special instances, however, it may be desirable to permit the extension or enlargement of such a non-conforming use in order to avoid unnecessary hardship. It is the intention of this Plan that the extensions and enlargements shall be handled through the use of the provisions of the Land Use Zoning and Subdivision Regulations.

Any application for the extension or enlargement of a use, which does not conform to the zoning regulation (hereinafter called a non-conforming use) and which existed on the date of passing of such regulation shall be dealt with in the following manner:

(a) Council shall determine the feasibility of acquiring the property concerned at the time of application or possibly some future date and of holding, selling, leasing or re-developing the property in accordance with the provisions of the regulations. Special attention will be given to the chances for the re-establishment of the use under consideration in a different location where it would be able to perform and produce under improved conditions in accordance

with the policies of this Municipal Plan.

(b) If acquisition at this time does not appear to be feasible, and if the special merits of the individual case make it desirable to grant permission for the extension or enlargement of the non-conforming use, Council may consider permitting the extension or enlargement of the non-conforming use.

(c) Council, before permitting the extension or enlargement of a non-conforming use, shall be satisfied that those of the following requirements which are relevant to the specific application for the extension or enlargement of the non-conforming use are, or will be fulfilled in order to safeguard the wider interests of the general public:

(i) The proposed extension or enlargement of the established non-conforming use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the policies of the Municipal Plan and the requirements of the zoning regulation applying to the area.

(ii) The proposed extension or enlargement shall be in a similar proportion to the size of the non-conforming use established prior to the passing of the zoning regulations.

(iii) An application, which would affect the boundary between areas of different land use designations on Schedule "A" will only be processed under these policies, if it can be considered as a minor deviation permitted without the need for an amendment. Any major variance will require an amendment to the Plan.

(iv) The characteristics of the existing non-conforming use and the proposed extension or enlargement shall be examined with regard to ground and surface water pollution, noise, vibrations, fumes, smoke, dust, odours, lighting and traffic-generating capacity. No amendment to the implementing zoning by-law shall be made if one or more of such nuisance factors will be created or increased so as to add to the incompatability of the use with the surrounding area.

(v) The neighbouring conforming uses will be protected, where necessary, by appropriate architectural design requirements, the provision of areas of landscaping, buffering or screening, appropriate setbacks for buildings and structures, devices and measures, to reduce nuisances and, where necessary, by regulations for alleviating adverse affects caused by outside storage, lighting, advertising, signs, etc.

(vi) Traffic and parking conditions in the vicinity will not be adversely affected by the application and traffic hazards will be kept to a minimum by appropriate design of ingress and egress points to and from the site and improvement of sight conditions, especially in proximity to intersections.

(vii) Adequate provisions have been, or will be, made for off-street parking and loading facilities.

(d) It will also be the policy of the Municipality to notify property owners in the area of each application for the extension or enlargement of a non-conforming use prior to a final decision on the matter in order to obtain the view of such property owners.

4.1.8 MAINTENANCE AND OCCUPANCY REGULATION

It is the policy of Council to encourage the maintenance of the community as a pleasant environment for living, working, shopping and recreation. Continued maintenance of property is essential to the welfare of the Town.

It is the intention of the Council to support the private efforts of property maintenance and to eliminate any existing hazards to building occupants through the use of by-laws specifying standards for all properties within the Town for property maintenance and occupancy under Section 71 of the Urban and Rural Planning Act.

The Council will endeavour to further support property maintenance and safe occupancy by:

(a) Utilizing available government programs where applicable to provide financial and administrative support.

(b) Undertaking education and public relations programs as needed to demonstrate the benefits of property maintenance.

(c) Maintaining municipally-owned buildings and properties and community facilities, and providing and maintaining in good repair such municipal services as roads, sidewalks, water and sewage facilities.

(d) Maintaining in force and in an up-to-date manner, an Occupancy and Maintenance Regulation.

4.1.9 PUBLIC AND INSTITUTIONAL USES

Except as specifically provided elsewhere in this Plan, public utilities and other public, community, institutional or quasi-institutional uses which provide services to the general community may be permitted in selected areas within the urban development boundary as designated on Schedule "A", provided that:

(a) such use is necessary in the area, that it can be made compatible with its surroundings, and that adequate measures are taken to ensure this compatibility;

(b) adequate off-street parking is provided;

(c) the erection of permanent buildings shall be limited and generally discouraged in areas designated as Resource Protection areas, and

Notwithstanding the power of the Provincial agencies or local Boards as defined in the Urban and Rural Planning Act to undertake public works by authority granted under other statutes, the Council shall endeavour to ensure that such development as may take place will follow the general intent of the Plan and will be compatible with the type, quality and character of the land area in which it is proposed.

4.1.10 ACCESSORY USES

Wherever a use is permitted in a land use classification, it is intended that uses, building or structures normally incidential, accessory or essential to that use be also permitted. This may include accessory residential uses for non-residential uses.

4.1.11 HOME OCCUPATIONS

Subject to existing regulations, and any further regulations relating to specific subdivisions, home occupation uses may be permitted as an accessory use in conjunction with permanent residential development and shall be appropriately regulated to ensure that they are compatible with surrounding uses.

4.1.12 SITE PLAN CONTROL

Council will require Site Plan Control prior to issuance of a building permit. This will be applied to the following uses located within the Windsor Planning Area:

High Density Residential - (apartments, townhouses, etc.)
Residential Subdivision where new public streets are created
Commercial
Industrial

Site Plan Control may also be applied to other uses such as Public Uses. Assistance in the preparation and review of the Site Plan Control should be sought from either the Provincial Planning Office or a qualified planning consultant. Site Plan Evaluation Criteria is located in Appendix 'C'.

4.1.13 PROTECTION OF FISH HABITAT AND NATURAL DRAINAGE SYSTEM

It is a policy of this Plan that development in and around the water courses associated with this Planning Area will be carried out in such a manner that the fish habitat is protected. Unless proven to be the contrary it is assumed that all water courses contain suitable fish habitat and that development is to be carried out according to the Guidelines of Fish Habitat as shown in Appendix 'F'.

4.2 RESIDENTIAL

4.2.1 RESIDENTIAL LAND ALLOCATION AND PHASING POLICY

Based on the analysis of future housing demand as described in the background report to this Plan, there is more than sufficient land designated for residential purposes in Windsor to accommodate the most optimistic growth scenario for the area. Consequently, it is a policy of Council that, in the interest of reducing the long term debt, development of future residential areas shall be carried out at no cost to the town.

Furthermore, in the interest of reducing the per household levels of maintenance and operating cost, it is a policy of Council that the existing supply of serviced lots be substantially developed prior to the development approval of any additional residential land.

4.2.2 LAND USE

Residential shall mean that the land in the areas so designated may be predominately used for single dwellings. In addition, other uses which are complementary to the proper functioning of any residential area shall be permitted. These may include schools, parks, churches, convenience stores, and public utilities where they are compatible in residential areas provided that steps are taken to protect the residential amenities of the area. Existing neighbourhood commercial uses are permitted and may be zoned as such.

4.2.3 MULTIPLE DWELLING UNITS

It is the policy of this Plan that row housing and apartment buildings be located in close proximity to the major commercial areas. With respect to apartment buildings, they must have direct access to a collector road.

Prior to permitting apartment development, Council will ensure that adequate municipal services are available or will be provided. In addition, consideration will be taken of the adequacy of neighbourhood facilities and on-site amenities such as landscaping and play areas, the avoidance of traffic congestion and danger to pedestrians, and the compatibility of the proposed use with its surroundings. Adequate on-site parking shall be required.

4.2.4 MOBILE HOMES

All mobile homes will be located either in a mobile home park or a mobile home subdivision.

Mobile home parks intended as an addition to the permanent residential component of the Town should be integrated with residential types of land use. In planning for this type of development similar considerations should apply as for single family dwellings. These include:

adequate lot size, frontages and setbacks, etc.;
provision of services;
dedication of roads to municipality;
adequacy and proximity of schools, parks and shopping facilities.

A site plan agreement will be required for ech such development. Any mobile home park shall not be located closer than one kilometre (0.6 miles) from another such development. The establishment of new mobile home parks and subdivisions shall require an amendment to the Zoning and Subdivision Regulations and must be developed according to the Newfoundland and Labrador Mobile Home Development Regulations currently in force.

4.2.5 COMPREHENSIVE DEVELOPMENT AREAS

Two areas in the west end have been set aside for future residential development. A review of the Engineering Soils Map for CDA I, indicated that there is a significant amount of ground moraine with deep soils which could provide satisfactory sites for residential development. CDA 2 is low and wet on the west side of the proposed collector, but the soils become more suitable as one goes towards the west part of the site. While both sites will be available for housing purposes, development should only occur following a comprehensive development scheme for roads, lots, public open space and drainage considerations.

4.3 TOWN CENTRE POLICY

4.3.1 GENERAL INTENTION

The general intention of designating a Town Centre district is to provide a mixed land use area which respects the existing uses, as well as providing for a maximum amount of flexibility with respect to future development.

4.3.2 LAND ALLOCATIONS

Schedule A designates the Town Centre District. Its boundaries are defined in relation to Main Street, the Legion Club, Bond & Vine Street and Ninth Avenue. Most of the Town Centre District is built up already. However, there are sites which could be redeveloped for uses which would complement the existing activities.

4.3.3 TOWN CENTRE LAND USES

Town Centre uses may comprise the full range of commercial activities to include restaurants, hotels, taverns, retail shops, service stations, light industrial uses, such as custom workshops (tailor, bakery, shoe repair shops, etc.) and printing establishments, communications and transportation services, government offices and private clubs, amusement uses, together with parking and other accessory or supporting use.

4.3.4 NON-COMMERCIAL USES

Certain non-commercial uses may also be permitted, such as Public Land Uses, i.e. libraries.

4.3.5 BUFFERING

Adequate buffering shall be provided between the Town Centre use and adjacent residential uses. Such buffering will include the provision of grass strips and appropriate planting of trees and shrubs.

4.3.6 DEVELOPMENT OF EXISTING TOWN CENTRE AREAS

It will be the policy of the Town to encourage by all possible means the development, re-development and visual improvement of the existing Town Centre Area. Such means can include the following:

(i) The Town will examine the opportunities available for funding for downtown improvement projects.

(ii) The Town may co-ordinate, by Businessmen's or other Associations, such things as signs, fascias, lighting, landscaping and general maintenance. All such visual improvements could be incorporated under a common theme. Effort can be made to use small spaces for such amenities as benches and planting and by the improvement of the design of street lighting and other furniture.

(iii) Sufficient space should be provided, and lanes improved, for off-street loading and deliveries to businesses.

(iv) Growth of the existing Town Centre Area shall occur primarily by infilling and redevelopment to keep development compact and avoid infiltration of adjoining neighbourhood areas.

(v) The Town shall investigate the possibility of having a detailed plan prepared for the improvement of the visual environment of the existing Town Centre.

4.4 SHOPPING CENTRE POLICY

This Plan provides two levels of shopping centre; a neighbourhood level and a town wide region serving facility. The neighbourhood shopping centre may provide for the sale of convenience goods (food, drugs and sundries) and personal services (laundry, dry-cleaning, barbaring and hairdressing, shoe repairing, etc.) for the day to day needs of the immediate neighbourhood. In the Windsor case this facility is not to exceed 4,000 square metres of retail or personal services space nor a maximum lot size of 16,000 square metres.

The town wide or region serving facility will provide for general merchandise, apparel, furniture and home furnishing in full depth and variety. It is to be built around a full service department store to ensure that it has adequate drawing power from the Central Newfoundland Region. For the purpose of this Plan a regional shopping centre is one which has a minimum of 9,000 square metres of retail space on a site having a minimum area of 36,000 square metres. As a new shopping centre of this scale could be the equivalent to adding as much retail space as exists in the town already, it is essential that sufficient market be there to absorb the increase in retail selling space. Consequently, it is a policy of Council that prior to approving a regional scale shopping centre that an independent market study be carried out. Such a study may be cost shared between the proponent and the municipality.

Shopping centres shall be permitted in areas designated as such, provided that the site is of sufficient size to accommodate the particular type of development.

While recognizing that proposals for this type of land use are a possibility, this Plan does not designate a site for such use at present. Consequently, the development of additional shopping centre space will require an amendment to the Municipal Plan.

4.5 NEIGHBOURHOOD COMMERCIAL USES

4.5.1 LAND ALLOCATION

In the context of this Plan, neighbourhood commercial uses are those uses which, in contrast to Town Centre Use, serve a limited area within the community.

This Plan permits the existing neighbourhood or local commercial properties as such in order that they may be zoned for their existing use in the Zoning and Subdivision Regulations.

With adoption of this Plan, the development of additional neighbourhood commercial uses shall be subject to requirements set out in the balance of this section.

4.5.2 LAND USE

The intent of this policy is to permit the development of "Free Standing" type neighbourhood commercial activities as opposed to a Neighbourhood Shopping Centre. A neighbourhood commercial use may have a residence as an accessory use.

4.5.3 LOCATION AND SPACING AND FLOOR AREA

It is a policy of this Plan to discourage the indiscriminate location of neighbourhood commercial uses as well as protect the viability of each location, consequently, a neighbourhood commercial activity shall be separated by at least 300 m from any other neighbourhood commercial use and shall abut a collector street. Furthermore, it should not exceed a floor space of 500 square metres.

4.5.4 ACCESS POINTS

Access points to and from the road shall be limited to curb ramps at selected points and shall be limited in number.

4.5.5 PARKING

Off-street parking shall be provided in an amount adequate to serve the specific use.

4.5.6 SCREENING

Adequate screening shall be provided between the Neighbourhood or Local Commercial use and any adjacent residential uses. Such screening may include the provision of grass strips and appropriate planting of trees and shrubs.

4.5.7 LIGHTING

Lighting poles and other surface utilities shall be carefully sited. Advertisement shall be in keeping with good design and highway safety practices in order to maintain the appearance and safety of the area.

4.6 COMMERCIAL: HIGHWAY & MAJOR URBAN STREET

4.6.1 RATIONALE

This Plan recognizes the need for space to develop commercial uses which are dependent upon vehicular traffic and which rely heavily upon such traffic for their economic existence. Other commercial uses may be permitted which due to their nature and operating requirements would be offensive in a pedestrian oriented commercial environment such as the Town Centre.

The Zoning and Subdivision Regulations shall provide for a use list which will permit the development of commercial activities that are unsuitable in a pedestrian orientated environment such as building supply centres, vehicular sales and services, commercial sport and recreation establishments, such as bowling alleys, and light industrial and transportation uses, which require large areas of fenced in storage space for equipment.

4.6.2 LAND ALLOCATION

The land alonside Earle Street from Main Street to the Terra Transport Tracks has been designated for this use.

4.6.3 ACCESS POINTS

Access points to and from the road shall be limited to curb ramps at selected points and shall be limited in number.

4.6.4 PARKING

Adequate off-street parking and off-street load facilities shall be provided by each industrial use.

4.6.5 SCREENING

Adequate screening shall be provided between these uses and any adjacent residential uses. Such screening will include the provision of grass strips and appropriate planting of trees and shrubs.

4.6.6 LIGHTING

Lighting poles and other surface utilities shall be carefully sited. Advertisement shall be in keeping with good design and highway safety practices in order to maintain the appearance and safety of the area.

4.7 LIGHT INDUSTRIAL

4.7.1 RATIONALE

This Plan recognizes the need to have space for light industry - that which use can be carried out without hazard, or intrusion and without detriment to the surrounding area by means of noise, vibration, odour, fumes, smoke, grit, soot, ash, dust, glare or appearance.

4.7.2 LAND ALLOCATION

This Plan designates the lands on Second Avenue and Second Avenue Extension for light industrial use. Two scrap or salvage yards are located there. In the interest of providing a pleasant access to the Second Avenue Extension residential area, these should be phased out at this location and relocated to the new industrial park where they can be appropriately regulated.

4.6.3 ACCESS POINTS

Access points to and from the road shall be limited to curb ramps at selected points and shall be limited in number.

4.6.4 PARKING

Adequate off-street parking and off-street loading facilities shall be provided by each industrial use.

4.7.5 SCREENING

Adequate screening shall be provided between these uses and any adjacent residential uses. Such screening will include the provision of grass strips and appropriate planting of trees and shrubs.

4.7.6 LIGHTING

Lighting poles and other surface utilities shall be carefully sited. Advertisement shall be in keeping with good design and highway safety practices in order to maintain the appearance and safety of the area.

4.8 INDUSTRIAL

4.8.1 LAND ALLOCATION

This Plan designates the proposed Windsor Industrial Park for Industrial use.

4.8.2 LAND USE

Light industrial uses shall be permitted under this classification in the Industrial district. General industry may be permitted subject to considerations necessary to alleviate noise, vibration, odour, fumes, smoke, grit, soot, ash, dust, glare or appearance.

Retail food stores and other commercial uses intended primarily to serve residential areas will not be permitted.

4.8.3 ACCESS POINTS

Access points to and from the road shall be limited to curb ramps at selected points and shall be limited in number.

4.8.4 PARKING

Adequate off-street parking and off-street loading facilities shall be provided by each industrial use.

4.8.5 PROTECTION OF SURROUNDING AREAS

In order to protect the amenity of residential areas, the following measures will be necessary:

(a) The routing of heavy trucks and other vehicular uses along roads designed and located for the easy and safe movement of heavy traffic. These routes, where possible, shall not pass through residential areas.

(b) The provision of adequately landscaped and maintained buffer strips where industrial uses abut residential uses.

4.8.5 SCREENING

Adequate screening shall be provided between these uses and any adjacent residential uses. Such screening will include the provision of grass strips and appropriate planting of trees and shrubs.

4.8.6 LIGHTING

Lighting poles and other surface utilities shall be carefully sited. Advertisement shall be in keeping with good design and highway safety practices in order to maintain the appearance and safety of the area.

4.9 PARKS AND OPEN SPACE

4.9.1 LOCATION AND ALLOCATION

Parks and Open Space have been allocated to serve the recreational needs of the residents of the Town. When compared with the National Standards, the Town of Windsor should increase the amount of land that is available for neighbourhood level parks as it is in this area that the Town falls short of the amount of space that would be expected in a town the size of Windsor.

4.9.2 LAND USE

Parks and Open Space shall mean those lands, in either public or private ownership, which are used primarily for active or passive recreation.

Lands designated as Parks and Open Space shall be kept free of buildings and structures, except for a minor proportion of the area on which those buildings or structures, necessary to serve the use of the area may be erected.

Cemeteries shall be permitted as a special use in this category because of their open character.

4.9.3 DEDICATION AND CASH IN LIEU

Where new development is proposed on a site which includes areas designated for Open Space because of physical or environmental hazards, such hazard lands shall not necessarily be acceptable as part of the 10% dedication of land for public purposes. All Open Space lands dedicated to the municipality under subdivision procedures or site plan agreements shall be conveyed in a satisfactory physical condition, and, if an open watercourse is involved, the dedication shall provide sufficient area of land for proper maintenance operations to be carried out.

For new developing areas, land requirements for neighbourhood parks would ordinarily be obtained as part of the land for public purposes required from subdivisions under the Urban and Rural Planning Act. However, should any subdivision be too small, thereby making it difficult to obtain sufficient tracts of good land for park purposes, the Town shall accept cash payments in lieu of conveyance of land. Such monies shall be used for acquiring sufficient park sites or for other such purposes as specified in the Urban and Rural Planning Act.

4.9.4 REDESIGNATION

If an application is made to the municipality to change the designation of Open Space lands, the municipality will first determine if the land is required for public purposes and if it can be purchased by the municipality or other public agency. If the land is not to be purchased, then the municipality may give consideration to the proposed amendment to the Plan after taking into account:

(a) the situation respecting any existing physical and/or environmental hazard and the potential problems which might arise by changing the Plan, and

(b) the proposed methods by which these problems may be overcome in a manner consistent with accepted engineering practice and resource management techniques.

Where any lands designated for Open Space are under private ownership this Plan does not indicate that this land will necessarily remain as Open Space indefinitely, nor shall it be construed as implying that Open Space areas are free and open to the general public or will be purchased by the municipality. If proposals to develop any such lands that are in private ownership are made and the municipality does not wish to purchase such lands in order to maintain the Open Space, then an application for re-designation of such land for other purposes will be given due consideration by the municipality.

4.9.5 PARK STANDARDS

The park standards recommended in the Plan are as follows:

(i) LOCAL PARKS:

1 hectare (2.5 acres) per 1,000 population. These parks are for active recreation purposes and should be convenient to any residential area. School playgrounds can be included for these purposes.

(ii) COMMUNITY PARKS:

1.2 hectares (3.0 acres) per 1,000 population. These parks are intended for both active and passive recreation carried out on a community wide basis.

(iii) REGIONAL PARKS:

4 hectares (10.0 acres) per 1,000 population. These are intended to be large areas retained basically in a natural state and not necessarily located within the community, but easily accessible.

4.9.6 CEMETERIES

Cemeteries are an essential land use in the community. In respect to this land use, it is a policy of Council to ensure that the cemeteries are well maintained and that they are protected from incompatible adjacent land uses. The Interfaith Committee is currently looking for additional space for cemetery purposes. It is proposed that land on Caribou Road be allocated for this purpose.

4.9.7 TREE PLANTING AND MAINTENANCE PROGRAM

This Plan recognizes that there is a need to establish a systematic regulatory approach to the management of trees in the Planning Area. It is proposed that a Tree By-law be established and the task of implementing its provisions be the responsibility of the Town. A Model Tree By-law

for a municipality the size of Windsor is found in Swaigen, J. & Anderson, J. W., Model Tree By-laws for Canadian Municipalities is available from the Canadian Forestry Services.

4.10 PUBLIC USE

4.10.1 LAND ALLOCATION AND LOCATION

Public uses such as schools and churches, cultural and civic uses, senior citizen institutions, or a nursing home, under either public or private ownership may be permitted within or in close proximity to the Town Centre and the Residential Areas of Town. These uses shall be encouraged to locate within the core of the community or within reasonable proximity to community services (commercial, cultural, social and entertainment) to provide residents with easy walking distance access to such services. Social clubs shall be located in the Town Centre or in Commercial areas and shall not be permitted to locate in proximity to residential areas. Uses that are complementary to a public use may be permitted.

4.11 PUBLIC UTILITY

4.11.1 LAND ALLOCATION

Lands that are used as electrical substations or municipal service areas have been designated public utility. Future designations of public utility uses shall be governed under Section 4.1.9 of this Plan.

4.12 RESOURCE LANDS

4.12.1 INTRODUCTION

The Resource Lands policy deals with land that is generally located outside the Urban Development Limits of the Town. However, as some of the land will not be required for urban development purposes in the near future, these lands are treated as a natural resource and as such are subject to this policy.

In general, two categories of Resource Land are considered by this Plan: Resource Utilization and Resource Protection.

4.12.2 RESOURCE UTILIZATION

4.12.2.1 LAND USES

Within the Resource Utilization area, only those uses associated with the usual activities of Forestry, Mining, Agriculture, and Open Air Recreation will be permitted.

In general, the Resource Utilization lands will be used for forestry activities, and those agriculture activities associated with the Wooddale Agricultural Development Area. Residential uses ancillary to agricultural uses will be permitted.

4.12.2.2 AGRICULTURAL DEVELOPMENT AREA (WOODDALE)

Part of the Wooddale Agricultural Development Area (A.D.A.) is included in the Windsor Planing Area. While designated as Resource Utilization, it is foreseen that it will be held in reserve for future agricultural development beyond the limits of this planning period. In consideration of the preceding statement, it is the policy of Council that subject to an agreement between the Department of Rural, Agriculture and Northern Development, those uses normally associated with forestry, agriculture and open air recreation will be permitted in this part of the Wooddale A.D.A.

4.12.2.3 REDESIGNATION FROM RESOURCE UTILIZATION

At some time in the future the situation may arise that lands designated for resource utilization could be needed for urban development. Therefore, it is a policy of Council prior to being redesignated from resource utilization to urban development the resource in question be removed. If, for example, the area is one of productive forest, all merchantable timber exclusive of landscaping be removed prior to development or if the area contains economically valuable sand and gravel resources, these be removed before urban development.

4.12.3 RESOURCE PROTECTION LANDS

The intent of this land use category is to protect the natural drainage system of the Windsor Planning Area and to ensure that the fish habitat of the watercourses is maintained and that development is carried out in such a manner that these lands are left undisturbed so that the harmful effects of erosion and transportation of such materials through the streams and into the ponds and rivers is minimized. Furthermore, resource protection designatives will be used to provide buffering and screening of incompatible land uses.

4.12.3.1 WATERCOURSE PROTECTION

It is a policy of Council that land along any of the watercourses in the Windsor Planning Area will have the appropriate buffer as required under the Urban Development Guidelines for Protection of Fish Habitat in Insular Newfoundland and that development will be carried out according to the Guidelines as shown in Appendix "F".

4.12.3.2 SOLID WASTE DISPOSAL

The existing Municipal Solid Waste Disposal site, while still being used, is full. It is a policy of Council to collabrate with the Towns of Grand Falls and Bishop's Falls and the Department of Municipal Affairs and the Department of the Environment, to develop a new

site and install an incinerator.

With respect to the existing site, it is a policy of Council to take the appropriate steps to rehabilitate the site. Furthermore, it is a policy of Council to ensure that development on this site is only carried out if and when the site is deemed environmentally safe.

4.12.3.3 WATER SUPPLY AREA

Part of the Windsor Planning Area contains the Botwood Water Supply Area which has been designated as a Protected Watershed by the Newfoundland Department of Environment.

As protected watersheds are considered by the Department of Environment as multiple use areas in which the protection of the water supply source is the primary concern, it is a policy of this Plan that development for forestry, mining, agriculture, and open air recreation be permitted subject to the approval of the Newfoundland Department of the Environment.

4.13 AGGREGATE EXTRACTION POLICY

4.13.1 ALLOCATION

Aggregate extraction is permitted in the Resource Utilization Areas subject to the provision of this policy. According to the Newfoundland Department of Mines and Energy, Environmental Geology Section, most of the high quality aggregates have been extracted, in both Grand Falls and Windsor Planning Areas. However, there is still need to extract other less valuable material for fill.

4.13.2 LAND USE

Aggregate extraction use shall mean extraction by means of pits and quarries as well as associated uses such as aggregate storage, stone crushing plants, concrete batching plants, asphalt batching plants and accessory uses.

4.13.3 PERMITTED USES

Land designated "Mineral Workings" on Schedule 'A' shall be reserved and used for the purpose of mineral extraction and related uses described in 4.13.1 except that it shall be a policy of this Plan to require the implementing zoning regulation to recognize as permitted uses all uses existing as of the date of passing of the regulation. Other new uses which will not preclude the future use for mineral extraction of lands designated "Mineral Workings" shall be permitted. Forestry, open air recreation and agriculture are examples of such permitted uses.

4.13.4 WAYSIDE PITS AND QUARRIES

However, not withstanding any other provisions of this Plan, any public road authority or its agent may use the lands designated as Agricultural, Aggregate Extraction and Forestry and Mining areas for wayside pits and quarries provided that the planning authority is consulted and concurs in this matter prior to the commencement of the extraction and processing operations.

4.13.5 DEVELOPMENT AGREEMENT

It shall be a policy of this Plan that an applicant requesting a zoning amendment wishing to undertake an extractive operation will be required to enter into a development agreement with the municipality prior to Council's enactment of the necessary amendment. Such an agreement shall include the following:

(a) routes to be used by trucks going to and from the pit or quarry;

(b) arrangements for a tree screen and/or earth berm providing an effective visual buffer between any proposed excavations and any road, including unopened road allowances and any abutting area designated in the official plan for residential or village community uses;

(c) provisions that the hours of operation in connection with a pit or quarry shall be restricted to certain days of the week and for a specified period of time each day;

(d) provision that no new excavation or other processing shall take place until such screening has been established to the satisfaction of the municipality;

(e) provision that no polluted water from washing or screening operations shall be discharged into any brook or watercourse.

4.13.6 REZONING APPLICATION

An application for rezoning for purposes of mineral extraction shall be accompanied by two copies of the site plan and all other information included in a licence application required by the Department of Mines and Energy under the Quarries Materials Act and all Regulations made under the Act.

4.13.7 GUIDELINES

In considering an application for rezoning and a development agreement, the following guidelines will be among the matters considered by the municipality:

(a) in order to preserve the scenic beauty and amenity of the area, extractive operations will generally be restricted to areas not exposed to public view;

(b) extractive operations will generally be prohibited:

(i) in the case of the removal of sand and gravel within approximately 100 metres of any adjoining property designated for residential purposes by the Plan;

where a proposed extractive operation borders on other uses, Council at its discretion may require that the buffer area of 100 metres shall also apply;

(ii) in the case of the removal of quarry stone or in the processing of sand, gravel or stone at the extraction area within approximately 100 metres of any adjoining property designated for residential purposes by this Plan;

where a proposed extractive operation borders on other uses, Council at its discretion may require that the buffer area of 100 metres shall also apply;

(c) no pit or quarry shall be excavated so that the top edge of the excavation is at a point less than 15.0 metres from the limit of any road right-of-way and 15.0 metres from any adjoining property line.

All approvals will be granted with reference to a specific site plan.

4.13.8 APPROVAL BY DEPARTMENT OF THE ENVIRONMENT

All extractive industrial uses must satisfy the requirements of the Department of the Environment as to water supply, waste water, solid and liquid waste disposal and air and noise pollution control.

Pumping, dewatering and the taking of water will not be permitted in any pit or quarry unless approval is obtained from the Department of the Environment as applicable.

4.14 AMUSEMENT USE POLICY

It is a policy of Council that Amusement Uses may be permitted in a Shopping Centre Zone, the Town Centre, and in a Highway Commercial/Major Urban Street Zone subject to the location being at a distance greater than 800 m from a church, school or senior citizen home.

Furthermore, it is proposed that amusement uses be regulated as a Place of Entertainment under Section 236 of the Municipalities' Act R.S.N. 1979. For the purpose of this Plan, it is intended that the provision of a single coin operated game in a hotel, restaurant, club, cafe or convenience store may be exempted from the location requirements of this policy.

4.15 EXPLOSIVES STORAGE AND DISTRIBUTION

4.15.1 ALLOCATION AND LOCATION

One site is used for the storage of explosives. This is located on the New Bay Road in the northeast portion of the Planning Area.

This type of operation requires a large amount of land for buffering purposes. It cannot locate in an urban area or close to other buildings inhabited by people. An industrial park location is unacceptable as is a location near residential development. A rural location is the best location to meet the site requirements of this industry.

4.15.2 PERMITTED USES

The following use is permitted in the Explosive Storage and Distribution Area. An establishment engaged in the storage and distribution only of explosives shall be permitted and its scale and operation shall be regulated by a site plan agreement, a zoning regulation and the regulations of the Canada Explosives Act, Federal Department of Energy, Mines and Resources. Explosives permitted on the site shall be restricted to authorized commercial explosives under the terms of the Canada Explosives Act.

SECTION 5 - ROADS, TRAFFIC AND PARKING

5.1 RIGHT-OF-WAYS

The Roads Plan is shown on Schedule A. It is inherent in this Plan that the right-of-ways set forth in the development regulations be required in newly developing areas and where possible in areas presently built up.

5.2 FUNCTIONAL CLASSIFICATION

In order that streets may be designed to properly handle present and future traffic needs, the following functional classification has been used:

A. URBAN ARTERIAL ROADS:

Arterial roads are principal traffic arteries within the urban area. They are intended to provide fast, efficient road connections from one section of the town to the other. These roads have right-of-way over other streets and as a rule direct access to abutting properties should be restricted.

B. URBAN COLLECTOR ROADS:

Collector roads are streets which distribute traffic from the arterial roads to various neighbourhood, commercial and industrial areas of the town. Access to abutting properties may be permitted.

C. LOCAL STREETS:

Local streets are streets which distribute traffic from the collector streets and give access to individual properties.

5.3 DESIGN STANDARDS

The roads in each of these classifications should be designed and constructed in accordance with specific standards determined by the function each street should fulfill. This is especially true of the number and width of lanes and the design of intersections. Projections regarding the use of abutting lands should be made with the functional classification of the road in mind. This will ensure that these land uses will cause no serious interference with the flow of the traffic and the nuisance caused by traffic in turn will be kept to a minimum.

5.4 ROADWAY PROJECTS

5.4.1 NEW COLLECTOR

This Plan designates two new collector level roadways to serve the future residential developments in the West and Northwest part of Windsor. All will involve capital expenditures.

5.4.2 ARTERIAL ROAD AND INDUSTRIAL ACCESS

This Plan designates a route from the Industrial Access Road to the Arterial Roadway through the the Town of Windsor. By way of planning for the long term future, a route to connect the proposed Arterial Road near Caribou Road and Hardy Avenue in Grand Falls should be considered prior to any development occurring to the east of the proposed Industrial Park .

5.4.3 ACCESS FROM THE TRANS CANADA HIGHWAY

This roadway project has been outlined in the Report on Interconnecting Roads, 1973. It will involve the relocation of the Terra Transport

tracks and the construction of a viaduct over the railway if and when funds are made available.

5.4.4 EASTERN ACCESS TO WINDSOR

At present Earle Street meets Cromer Avenue at the Terra Transport tracks. When the Industrial Access Road is developed Earle Street will terminate as a cul de sac at the tracks. A connection between Earle Street and the Industrial Access Road is proposed on the Future Land Use Plan.

5.4.5 SECOND AVENUE AND WHITMORE STREET

When the roads in this area are reconstructed to provide curb and gutter, etc., it is proposed that the intersections of Second Avenue, Whitmore Street and the Dump Road be realigned to provide a single four way intersection. If there is excess land left over, it could be provided to the adjacent property owners to increase the size of their front gardens.

5.5 OFF-STREET PARKING POLICY

This Plan recognizes that off-street parking is a necessity in Windsor as most of the businesses draw their clientele from beyond reasonable walking distance. As a result, it is a policy of this Plan that Council ensure that an adequate amount of off-street parking is provided in approving new development both in the Town Centre and throughout the rest of the Planning Area.

5.6 SIDEWALKS

Because of the location of the various schools, it is essential to have a safe pedestrian network. It is, therefore, a policy of this Plan that sidewalks will be developed on all arterial roads within the built up areas of town and on other streets according to the development regulations.

Furthermore, in the interest of ensuring that the town's pedestrian system is accessible to all, the engineering development standards shall contain a requirement for curb ramps at the appropriate locations.

SECTION 6 - COMMUNITY SERVICES AND FACILITIES

6.1 SERVICED DEVELOPMENT

It is a policy of this Plan that no development shall take place within the Urban Development limits as shown on Schedule "A" unless adequate municipal water, sewer and storm drainage facilities are available to service such development.

6.2 SEWER, WATER AND STORM DRAINAGE

6.2.1 WATER SUPPLY

Water is supplied to the town's local distribution system by the Exploits Regional Water Board. The quantity of water from this supply is more than enough to supply Windsor's needs for domestic consumption and fire flow over the Plan period.

It is a policy of Council that it will ensure that the water that it distributes meets the standards that are set for domestic consumption.

6.2.2 FIRE FLOW POLICY

This Plan recognizes that the current water system, while adequate for existing domestic water supply, falls short of providing the required fire flow in certain parts of the town. Consequently, it is a policy of this Plan that Council will strive to provide and maintain a water system which will have sufficient capacity to supply the fire flows which are required for the safety of the community. Hydrant spacing standards will be established to ensure that the town meets the requirements of the Fire Underwriters' Survey.

6.2.3 SYSTEM MAINTENANCE

Tests on the water system suggest that the per capita consumption of water is too high and that there is evidence of leaks in the system.

It is a policy of Council that it will strive to reduce the per capita consumption of water to an acceptable standard and that it will institute a program of leak detection and repair as necessary.

6.2.4 SANITARY SEWERS

The Town of Windsor has been able to benefit from having a gravity sewer system. As costs associated with operating sewage lift stations are an ongoing expense, it is a policy of Council that prior to approving the use of a sewage lift station, they assure themselves that this is the most economical solution for the community over the expected life of the station.

Problems have been experienced during periods of heavy rainfall in which the sanitary sewer system backs up into basements in certain areas of town. It is a policy that in all new development, Council will ensure that roof drains and weeping tiles will not be connected to the sanitary sewer system.

Furthermore, it is a policy of Council that when major plumbing renovations are made, on existing buildings, a condition of the permit will be that arrangements will be made to separate the sanitary and storm drainage systems if necessary.

6.2.5 STORM DRAINAGE STUDY AND CORDUROY BROOK STUDY

A study of the Storm Drainage Requirements has recently been carried out in Windsor. It is a policy of Council that the recommendations of this report will be followed and that a schedule for implementation will be established and carried out as funds are available.

Preliminary work by DeLCan, using the Gander 5-year storm indicates that the capacity of the Corduroy Brook drainage area is constrained by the culverts at the Terra Transport tracks and the Trans Canada Highway. Under the conditions of rainfall experienced in the January 13, 1983 storm, water in this drainage area backed up over the tracks and caused flooding in Windsor. With further amounts of urban development that are proposed for this drainage area, including the Windsor Industrial Park and the lands in the Grand Falls Comprehensive Development Area, it is essential that detailed investigations be made into the capacity of this drainage system prior to approving additional development in these areas.

It is proposed that a comprehensive storm drainage study of the Corduroy Brook area be carried out to ensure that in future adequate capacity and/or storage is installed to service the proposed developments.

6.2.6 STORM SEWERS

The major water courses which traverse the Windsor Planning Area are expected to serve in part as the trunk storm drainage system; elsewhere, easements for storm drainage may be required. All roof water or tile drainage systems are to be connected to the storm drainage system rather than the sanitary system. This requirement shall be enforced by the appropriate Regulation which is now in place.

6.2.7 WATER QUALITY UPGRADING

Due to a general dissatisfaction with the quality of water supplied in the Exploits Valley Regional Water System, it is proposed that the necessary steps be taken to achieve a higher standard of water quality. Such steps include a study into the treatability of the existing water.

6.3 DEVELOPMENT STAGING

In order to conserve the financial resources of the municipality and to allow economical extension of services, development in the Town of Windsor will generally take place as logical extensions of existing development. It is anticipated that as there are a sufficient number of serviced lots in the town at present, consequently the construction of new trunk sewers and water lines will not be necessary in the first five years of this Plan.

6.4 PROVISION OF SERVICES BY DEVELOPERS

It is intended that all new development shall be accompanied by the provision of those essential services by the developer as per specifications set from time to time by Council. Council may also require the provision of some services by a developer even though such works are external to his lands. It will be the responsibility of the municipality to extend services to already developed but only partially serviced areas as local improvements which shall be charged against the land which benefits.

6.5 REVIEW OF DEVELOPMENT PROPOSALS

It is a policy of this Plan that future developments will be compatible with the overall servicing plan for the Town and will conform with acceptable standards of engineering and construction. Council should therefore seek the advice of a competent engineer to review development proposals.

6.6 INSPECTION OF NEW SEWER AND WATER SERVICE CONNECTIONS

This Plan recognizes that it is essential to protect the investment in the water and sewer system. Consequently, it is a policy of this Plan that all new water and sewer service connections will be installed under a permit system and such installation shall be inspected to ensure that they meet the standards set by the Town.

6.7 SCHOOLS

Contact with the three School Boards operating schools in Windsor indicate that following the construction of the Integrated Elementary School at the Recreation Complex, no new sites will be needed within the five year range of this Plan. The new schools which have located at the Recreational Complex have sufficient land for expansion on these sites as needed.

6.7.1 SCHOOL LOCATION POLICY

It is the policy of Council that elementary and junior high schools developed by the Boards associated with the Interdominational Committee may locate on lands designated for residential purposes.

Furthermore, these schools should be regarded as an integral part of a residential neigbourhood and school sites should be determined at the neighbourhood design stage. During the design stage, school authorities should be consulted again to determine the number and size of school sites required. The size of new school sites should be determined on the basis of the expected total enrollment and on the parking and circulation, play and sport facilities to be installed. Regional level high schools shall require a site selection study as the implications of their size, relation to other facilities in town and the regional road network requires considerations.

While it is recognized that the contemporary school system depends on transporting students, it is a policy of this Council that the location of a particular school should maximize the opportunities for students, teachers and other staff members to walk to the facility.

6.8 FIRE DEPARTMENT FACILITIES UPGRADING

It is a policy of Council to review the system of fire protection and suppression from time to time and upgarde it when required; to ensure that an adequate training program is provided for the volunteer fire fighters; limit the height of new buildings to such height above ground level that will permit rescue by existing fire fighting apparatus and ensure that a satisfactory working relationship between the other local fire departments is maintained.

To implement this policy, these steps shall be taken when finances permit to acquire a new pumper, and to construct an addition to the Fire Hall to house it.

6.9 EMERGENCY MEASURES PLANNING

It is good common sense that a municipality prepare and test an emergency measures disaster plan in order that it is prepared to react in the event of a major catastrophe such as an oil spill, a bus accident or a major fire or flood. In order to adequately prepare the community for such an eventuality, it is the policy of Council to ensure that the municipality is adequately prepared to react in a major emergency and to take the steps necessary to prepare and maintain in an up-to-date manner, an emergency measures plan.

6.10 PUBLIC WORKS DEPARTMENT REQUIREMENTS

The Public Works Department requires an upgrading of its maintenance fleet. The Town Council is faced with allocating the resources to obtain a new loader equipped for snow clearance, two new pick-up trucks and three dump trucks to increase the ability of the town staff to carry out their tasks. These items must be considered in evaluating the capital budget associated with this Plan.

6.11 TOWN ADMINISTRATION REQUIREMENTS

While a new Town Hall is not needed at present, additional space for Administration Services should be provided. As the Town Hall is located over the Fire Hall, the following options should be considered: develop a new Fire Hall on a new site; develop a new Town Hall on a new site, or the combination of the two.

SECTION 7 - IMPLEMENTATION

7.1 IMPLEMENTATION TECHNIQUES

The policies and proposals of the Municipal Plan for the Windsor Planning Area will be implemented by the exercise of:

(i) Land Use zoning and Subdivision Regulations, under Section 37 of the Urban and Rural Planning Act.

(ii) Preparation of development plans for appropriate comprehensive development areas, a Master Plan for recreation, culture and leisure services, and a Town Centre Civic Improvement Scheme.

(iii) Site Plan Control for multiple family residential, commercial industrial and public uses.

(iv) A planned sequence of Public Works.

(v) Development Agreement for Aggregate Extraction.

(vi) A Development Phasing Policy

(vii) Public Notice Policy

7.2 REVIEW OF LAND USE ZONING AND SUBDIVISION REGULATIONS

The land use zoning and subdivision regulations will be reviewed and adapted to bring them into conformity with this Plan.

7.3 AMENDMENT OF THE MUNICIPAL PLAN BY-LAW

The Municipal Plan is a document which can be altered in the light of the changing needs. The Urban and Rural Planning Act requires that the Municipal Plan be reviewed every five (5) years. However, it may be amended any time within the five (5) year period provided the requirements of the Urban and Rural Planning Act are met. These requirements deal with notice to the people of the community that the Plan is going to be altered. Amendments to the Plan are sometimes necessary when a policy or proposal or standard in the Plan is not in the best interest of the community as a whole. Amendments which

are made to suit individual perference which are not in the best interest of the community make the Plan a weak and ineffectual Plan and shall be avoided.

7.3.1 ZONING AMENDMENTS

All amendments to the land use zoning and subdivision regulations will be checked out against the Future Land Use Map (Schedule A) and text of the Plan for the purposes of conformity. This can be done by either the Provincial Planning Office or a professional planning consultant.

7.4 SITE PLAN CONTROL

Many of the land use conflicts associated with large residential subdivision, multiple family residential, commercial, industrial and public uses can be avoided if sufficient concern for detailed design is incorporated into the development approval process. Council shall require a site plan to be prepared and approval by the Town prior to the issuance of the building permit for large residential subdivisions, multiple family residential, commercial, institutional, and public uses.

Appendix 'C' contains the site plan criteria required for the preparation of a site plan.

7.5 PUBLIC WORKS

The construction of all public works within the Windsor Planning Area shall be carried out in accordance with the policies of this Plan.

7.6 SEWER AND WATER SYSTEM PROTECTION

In order to protect the substantial investment in the sewer and water system, Council will have developed a system of permits to implement the intent of the sewer and water system regulation.

7.7 APPEAL BOARD

A recent amendment to the Urban and Rural Planning Act now permits the establishment of a Local Planning Appeal Board to adjudicate disputes arising from the application of the Zoning and Subdivision Regulation which will implement this Plan.

The Planning Act still permits the planning authority in Windsor to use the Central Newfoundland Regional Planning Appeal Board if it so desires.

7.8 DEVELOPMENT PHASING POLICY

As there are in excess of 80 serviced lots available and the capacity to service another 60 is being installed on Second Avenue Extension, it is a policy of Council that:

1. Infilling of lots on existing streets will be encouraged for both residential and commercial development.
2. The development of new areas of Town will only occur if and when the inventory of building lots falls below a two year supply.

7.9 COST OF PROPOSALS

This Plan contains several proposals which entail major costs to the Town of Windsor. Planning level cost estimates have been prepared for each so that their effect can be assessed relative to the Town's ability to pay. (See Table 7.1)

7.10 PUBLIC NOTICE POLICY

It is a policy of Council that prior to exercising its powers of discretion in approving land use changes, and in all cases in which

a Zoning Amendment is contemplated in which the intensity of use of a site is increased, adequate public notice shall be given both on the site and in local newspapers.

7.11 CAPITAL BORROWING POLICY

It is the objective of Council that the ratio of debt charges to revenues exclusive of the effect of the Provincial Debt Reduction Subsidy not exceed the 20-25% range. The preferred course of action is to fund the Town's share of capital works from operating revenues.

7.12 FINANCIAL REQUIREMENTS

This Plan proposes a number of projects which will have a significant impact on the financial requirements of the Town over the next five years. Included in the list are projects to which the Town has also committed itself but fall outside the persue of this Plan. (See Table 7.1)

TABLE 7.1

CAPITAL REQUIREMENTS
WINDSOR, NEWFOUNDLAND
1984 - 1988

PROJECT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Street Upgrading					
2nd Avenue	235,000				
13th Avenue	170,000				
Main Street West		320,000			
Ruston Avenue		60,000			
Country Road			75,000		
Price Avenue			50,000		
Caribou Road			75,000		
Glenwood Avenue			45,000		
Oak Avenue			80,000		
Sapling Street			38,000		
Young Street			48,000		
Whitmore Street				175,000	
17th Avenue				150,000	
Bennett Avenue				85,000	
Patrick Avenue					120,000
Smallwood Drive					90,000
9th Avenue					80,000
Wheeler's Avenue					65,000
Eighth Avenue					70,000

TABLE 7.1

CAPITAL REQUIREMENTS
WINDSOR, NEWFOUNDLAND
1984 - 1988

PROJECT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Fire Department $100,000 pumper & building		100,000			
Public Works Department Equipment Replacement Program	80,000	80,000	80,000	80,000	80,000
Buildings: Town Administration and Fire Hall	125,000	125,000			
Civic Improvement Scheme	166,000				
Recreation Plan	20,000				

SECTION 8 - INTERPRETATION

8.1 LAND USE BOUNDARIES AND ROADS

It is intended that the boundaries of the land use designations shown on the schedules be considered as approximate. It is also intended that the location of the roads as indicated on the schedules be considered as approximate and not absolute. Therefore, amendments to the Municipal Plan will not be required in order to make minor adjustments to the approximate land use boundaries or to the location of roads provided the general intent of the Plan is preserved. Such minor deviations will not be reflected on the schedules.

8.2 FIGURES AND QUANTITIES APPROXIMATE

It is intended that all figures and quantities herein shall be considered as approximate only and not absolute. Amendments to the Municipal Plan will not be required for any minor variance from any of the proposed figures or quantities.

POOR

QUALITY

ORIGINAL